

Meeting Minutes - HOA Annual Meeting
January 27, 2021
Meeting called to Order 7:02 pm

Reading of Minutes - We were unable to have a full meeting due to Covid. We did have a meeting in the parking lot in September and those minutes are posted on the Westwood Farms website.

Report of the Officers:

Kris Jones (Spruce Point - Pool and Swim Team) - We are opening the pool this summer and are working with Metro to ensure we are following all Covid safety requirements.

****Swim Team** - We will send out survey to all residents in order to gauge everyone's thoughts and comments on how swim team can happen this year with social distancing. Kris will be contacting Liz Jones to come up with a game plan and see what other leagues are doing as well.

Brian Jungeberg (Saddlebrook - President, Pool, Clubhouse and Communications): We are definitely opening the pool, need to follow guidelines from the state of Ohio. We hope that as numbers decrease, the state will loosen the guidelines and allow more people. Based on pool deck size for attendance, the maximum number of residents able to enjoy the pool is 60. Most of the time, other than some peak times on the weekends is manageable. We are working to manage sign ups during those times.

We did have to continue to run and treat the pool to keep water at a healthy level so we weren't violating health codes. That was still a cost we incurred.

Clubhouse - we are able to start renting again, we did have some rentals this past year. Every time we have a rental, it now requires a covid cleaning, so renters have to pay that in addition to regular fee.

Tom Lang (S. Churchill Way - Treasurer): Our revenues were down \$1,700. The big decrease was the rentals for the clubhouse. We have aggressively gone after those that didn't pay. We had to apply for liens, etc. Tom shared the Profit and Loss, budget versus actual. With the pool savings, we were able to complete the parking lot and the emergency plumbing problems at the entrances.. The plumbing connections were located under the island on Country Way and we had to actually tunnel through the street. That cost us an additional \$8,000.

We did see some additional savings from gas because we weren't running the pool or heater. We were then able to put \$21,000 in reserves. Based on our reserve study, we are right where we need to be.

See Document: https://docs.google.com/spreadsheets/d/1fjqwPWLhsCrtTqvHirY-HwXnf8YYq1MQpRiu_HbUvcc/edit?usp=sharing

Clubhouse / Signage- new siding, replaced landscaping, installed lighting and all new irrigation. Part of that spend too was the signage restoration project. Last year we made the decision that the wooden entrance signs needed to be replaced. It was \$27,000 and instead we made a decision to put in permanent signs that didn't require maintenance. We then experienced vandalism where letters were stolen and cost \$2,000 in damage.

In 2018, we also replaced roof and windows. The roof was also replaced by the cabanas in the pool. We replaced pool tiles as well, which was \$16,000. We also replaced the pool heater. The clubhouse is now in good shape based on our asset review. Our biggest spend on the clubhouse will be to replace the HVAC and hot water tank. Neither have that much useful life, as they are approaching 20+ years. Playground equipment will also have to be replaced in the near future.

Jim Carbone - (Saddlebrook Lane - Landscaping and ponds) - Jim reviewed status of landscape issues, concerns and changes completed. We work with aqua doc to manage and dredge the ponds when required. We do keep an eye on the ponds. We had study done by the Northeast Ohio sewer district, where they evaluated our entire area. They saw issues that can be issues in the future. We already have erosion around the basins and the banks. There are also issues with our swails and PVC piping that we will take a closer look at this year.

Waterford crossing had this done four years ago, it cost them \$60,000. We will make short term repairs, but we need to keep an eye on it because when that does come, it will be costly.

Our community is aging, we are coming up on 30 years, we do the best we can to work with our neighbors to work with the exterior of their homes. Please walk around your home, look for faded shutters, garage doors, lamp post lights (that is our only lighting), landscape not being maintained. We want to be neighborly and work with our neighbors. We want to be proud of our neighborhood. A couple times a year, Jim walks through common areas to see if there are any dead trees. We do budget for this, but it can be very costly. We work with our city arborists.

Election of Trustees: Because of quorum requirements and covid we are unable to do that at the moment. We will do that later in the year when we can get together again.

Unfinished / Old Business:

Bylaws - You will see more from us on that project. The Board did not get it right the first time and instead, we went to a group of 30 residents that met and went through the bylaws we proposed. They made suggestions and what should be changed. We agreed, had documents revised and we will get it out to all residents this year along with a proxy. We appreciate your patience and support.

New Business:

Questions submitted prior to meeting:

1. Eric Bodkin - 12531 Coopers Run - Will the pool be open this summer?
 - a. Yes
2. Tim - 12681 S. Churchill Way - With the HOA fees being \$450 annually and during 2020 the pool/rec area being closed, what did the funds go towards last year and was it considered to decrease HOA fees for this year?
 - a. We allocated the small savings that we realized from not opening the pool to other projects such as the parking lot, entrance signs, plumbing issues, etc.
3. Liz Adkins - 12355 Steeplechase - Can you please address the abundance of trash cans that are left out or left on the side of the house. The bylaws prohibit this.
 - a. Trash cans need to be kept inside of the garage or tucked away somewhere hidden. That would be ideal. We will keep a closer watch on that and notify residents if it is not being followed.
4. Liz Adkins - 12355 Steeplechase - Can the 4x4's at the entrance of Westwood and S. Churchill be removed?
 - a. They have been removed.
5. Liz Adkins - 12355 Steeplechase - Has there been any communication with Metro? The swim league is beginning to discuss the upcoming season and I wanted to know where we stand with the pool. Will the pool for sure be open this summer? Has there been discussion about covid protocol so we are able to open. Thanks so much.
 - a. Kris and Brian already touched on. We are trying to work through what the pool season looks like including swim team. We don't have answers on that. There was a group of homeowners associations of Strongsville that met and discussed what we can and cannot do during the pandemic. Through that, everyone has been willing to share who they are working with, some are managed by an organization and others self managed like we are. Metro is a good partner, they worked through the covid situation well and continue to help for this coming year.
 - b. We are dealing with a renewal with Metro and it is an increase in cost. Lifeguarding has become a job that many kids in high school and college don't want to do. The increase in the contract is all related to the labor cost.
 - c. The going rate of a lifeguard was \$10 and they're taking it close to \$13, managers are \$15.
6. Rosenberg 12350 Mulberry Circle - When will the tennis courts be resurfaced?
 - a. This is the big ticket item - overlay is patching up the cracks, putting on a membrane, repainting, restriping - \$60,000 and life span is 5 years. Doing a full replacement, fencing, etc. is \$130,000. The Board is currently in discussions of how to address the tennis courts and will have a communication to the residents when a decision has been made. We understand and agree the tennis courts are in poor condition.
7. John Hunt 11560 Coopers Run - Are wind chimes allowed, I have a neighbor who has one on the front porch and it's annoying.

- a. If this is a cluster HOA question, you will need to look at their bylaws first to see what has to be followed.
8. William McConnell 12553 Bristol Ln - We love living here in Westwood Farms. It would be so nice if the tennis courts could be resurfaced. At the 2019 annual meeting, we were told that the courts would be resurfaced in 2020. The parking lot was done instead. Please consider fixing the tennis courts in 2021 as it is not safe to use like they are now. Thanks.
 - a. Duplicate question.
9. Ron Bultema 22378 Woodfield Trl - In the Protective Covenants, Article VI, Section 7, Signs clearly states only "For Sale" signs are allowed. What action has been taken and will be taken to remove the school, religious, political, social, etc. yard signs on the approximately 10% of the properties.
 - a. We've tried to take a neighborly approach, asking people to take them down after a certain amount of time. It has worked so far, if there's something we're missing, let us know.
10. Cheryl McConnell 12553 Bristol Lane - It was our understanding that the tennis courts were to be redone this past year – that project was not done as stated either. I can't be worrying about tripping & falling over a crack when I'm trying to return a ball. Not fun. What is the plan for the pool? Last year, some venues I know took reservations for their pools. I would expect something similar to be done here at WF. You can't expect folks to continue to pay \$450 for what? We weren't even notified of this handling of our fees. Really disappointing! Thank you & look forward to some improvement in the handling of these amenities.
 - a. Duplicate question
11. Nariman j- Fox Grove - Why did you charge us full HOA fees for 2020 when we couldn't get access to any of the amenities: swimming pool, playground, and meeting room
 - a. Duplicate question
12. 21566 Greenfield Place. Manny Estrela - Why wasn't any maintenance done on the pool in 2020? What will be done in 2021?
 - a. While we did see some cost savings from not opening the pool in 2020, those savings were minimal. We were still under contract with Metropolitan pools to maintain our pool equipment and water quality, to ensure we didn't have health code violations. This still required the normal pool maintenance, chemical usage, etc. Metropolitan did refund us approximately \$6,000 which was due to no lifeguard labor for the season. On top of that, we saved approximately \$3,000 on utility usage for the season. The net savings was around \$9,000 or ~\$17/home. Keep in mind that the HOA has many other obligations to preserve property, enjoyment of usage by residents, etc, so the board made the decision to redeploy this minimal savings to enhance things such as geese control / abatement, entrance sign enhancements, concrete repairs, and tree removal.
13. Lisa 11963 Fox Grove - Is the pool going to open and will there be a swim team this Summer?
 - a. The pool will be open. The Board is addressing capacity and sign ups for the summer. A Swim team survey will be sent to all residents.

14. Colagiovanni 11981 Coopers Run - What can we do to get the pool opened this year?
Suggestions: sign up genius, limiting time/capacity. If schools and stores are able to open, we should have access to our community pool.
 - a. Duplicate question
15. Tori Cordiano, 21986 Woodfield Trail - How will the pool be operated this year to ensure both safety and equitable use of the facilities?
 - a. Duplicate question - Metro is extremely cognizant of the Covid safety requirements
16. Pete Mitchell 21734 Scenic Pointe - Why do board members not return phone calls regarding matters related to their board member responsibilities.
 - a. If we fail, we will get in touch with you and make it right. We apologize. We will be sure to post all board members/ names and phone numbers and respond within 24 hours.
17. George and Sue Bodovetz 12586 Bristol Lane- Can the speed limit be addressed?
 - a. That's a question for the city, we can't do anything about that. If you get in touch with Jim Carbone, he can requestt a speed trailer with wherever we're having issues.
18. Karen Cannon, 21558 Brookfield Place - When and iis there a garage sale scheduled?
 - a. This is on our list and a communication will be sent.
19. Bethany Anglin - 22244 Horseshoe Ln - How were last year's dues allocated in lieu of pool opening? When will we open the pool this year?
 - a. Duplicate question.
20. Anonymous

Additional Questions - Many questions and conversations addressing the issues above occurred during the meeting. Please see the LIVE meeting for more details:

<http://www.westwoodfarms.info/2021meeting>